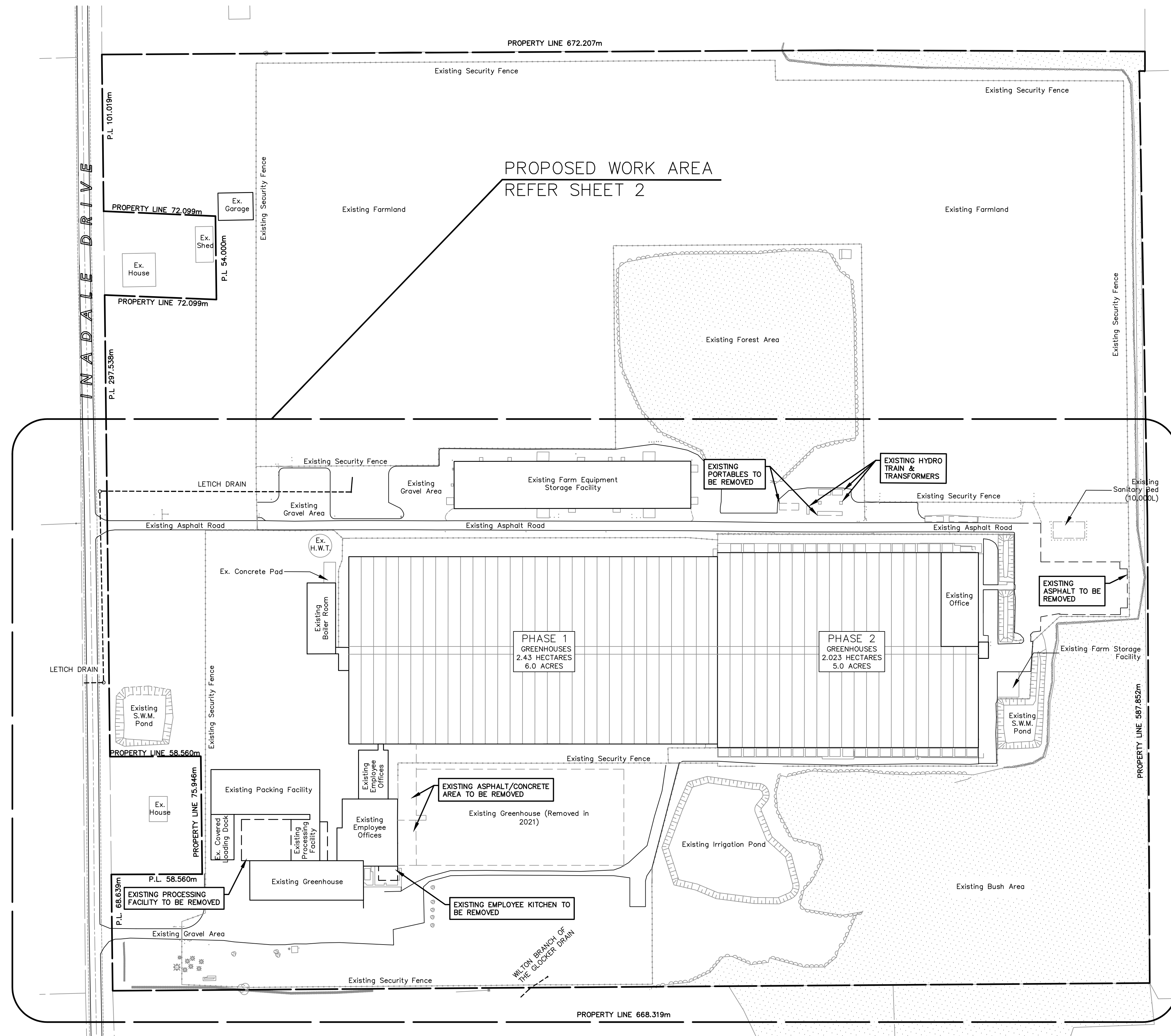




KEY PLAN
Scale = N.T.S.

SITE STATISTICS (3916-014-050-16800)			
ZONING:		A3 - AGRICULTURAL PURPOSES ONLY	
ZONE CATEGORY	REQUIRED	EXISTING	PROPOSED
GROSS LOT AREA	N/A	N/A	39.630 ha. (97.93 ac.)
LOT FRONTAGE (MIN.)	150.0m	36.119m	36.119m
FRONT YARD SETBACK (MIN.)	15.00m	128.3m	185.4m
REAR YARD SETBACK (MIN.)	10.00m	109.0m	460.0m
INTERIOR SIDE YARD SETBACK (MIN.)	5.0m	57.7m	5.0m
EXTERIOR SIDE YARD SETBACK (MIN.)	15.00m	N/A	N/A
FARM HELP DWELLING ALLOWANCE	-	N/A	16
S.W.M. POND - SETBACK (MIN.)	-	3.8m	4.6m
DRIVEWAY WIDTH	3.0m	7.7m	N/A
DRIVEWAY SETBACK	-	32.5m	N/A
PARKING SETBACK	TBD	TBD	TBD
DRAIN SETBACK (4.5m TO CENTRELINE DRAIN)	4.5m	131.5m	-
LOT COVERAGE		REQUIRED	EXISTING
MAIN BUILDING AREA			5.270 ha. (13.02 ac.)
ACCESSORY STRUCTURE AREA			0.017 ha. (0.04 ac.)
TOTAL LOT COVERAGE	MAX = 30%	13.34%	13.52%
LOADING SPACES		REQUIRED	EXISTING
LOADING AREA SETBACK	-	5.8m	N/A
NUMBER OF LOADING SPACES	2	3	N/A
DIMENSIONS OF LOADING SPACES (EA.)	3.5m x 10m (MIN.)	5m x 20m	N/A
PARKING		REQUIRED	EXISTING
REGULAR SPACE SIZE	3m x 6m	3m x 6m	TBD
BARRIER FREE SPACE SIZE	5m x 6m	5m x 6m	TBD



EXISTING SITE PLAN
Scale = 1:1500

- NOTES:**
1. THE ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING ARE NOT GUARANTEED BY THE OWNER OR N. J. PERALTA ENGINEERING LTD. OTHER UTILITIES MAY BE PRESENT OR THE UTILITIES SHOWN MAY DIFFER IN SIZE AND/OR LOCATION SHOWN.
 2. ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES UNLESS OTHERWISE NOTED.
 3. SITE GRADING, STORM DRAINAGE, AND DETENTION DESIGN ARE BASED ON THE SITE LAYOUT ESTABLISHED AND APPROVED BY OWNER. ADEQUACY OF SITE PLAN AND LAYOUT IS THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVE.
 4. THIS DRAWING DOES NOT CONTAIN ANY STRUCTURAL BUILDING DESIGN INFORMATION. THE ADEQUACY OF THE STRUCTURES AND THEIR FIELD LAYOUT IS THE RESPONSIBILITY OF THE OWNER AND/OR THEIR REPRESENTATIVE.
 5. ALL BARRIER FREE PARKING SPACES TO BE SIGNED WITH R6-93.
 6. ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT.

- BENCHMARKS**
1. BENCHMARK TOP OF SE BOLT OF CONCRETE PAD LOCATED SOUTHWEST OF EXISTING OFFICE.
ELEV. = 238.937m
 2. BENCHMARK CROSS OUT ON CONCRETE PAD LOCATED ALONG WEST DRIVE WAY ENTRANCE.
ELEV. = 237.980m
 3. BENCHMARK SPIKE LOCATED ON HYDROPILE APPROX. 20m SOUTH OF NORTHERN PROPERTY LINE, ALONG EAST DRIVEWAY ENTRANCE.
ELEV. = 238.287m

FOR REVIEW	H.C.M.	2023/07/13
FOR REVIEW	H.C.M.	2023/06/14
OWNER REVIEW	H.C.M.	2023/06/09
ISSUED FOR:	BY:	YYYY/MM/DD

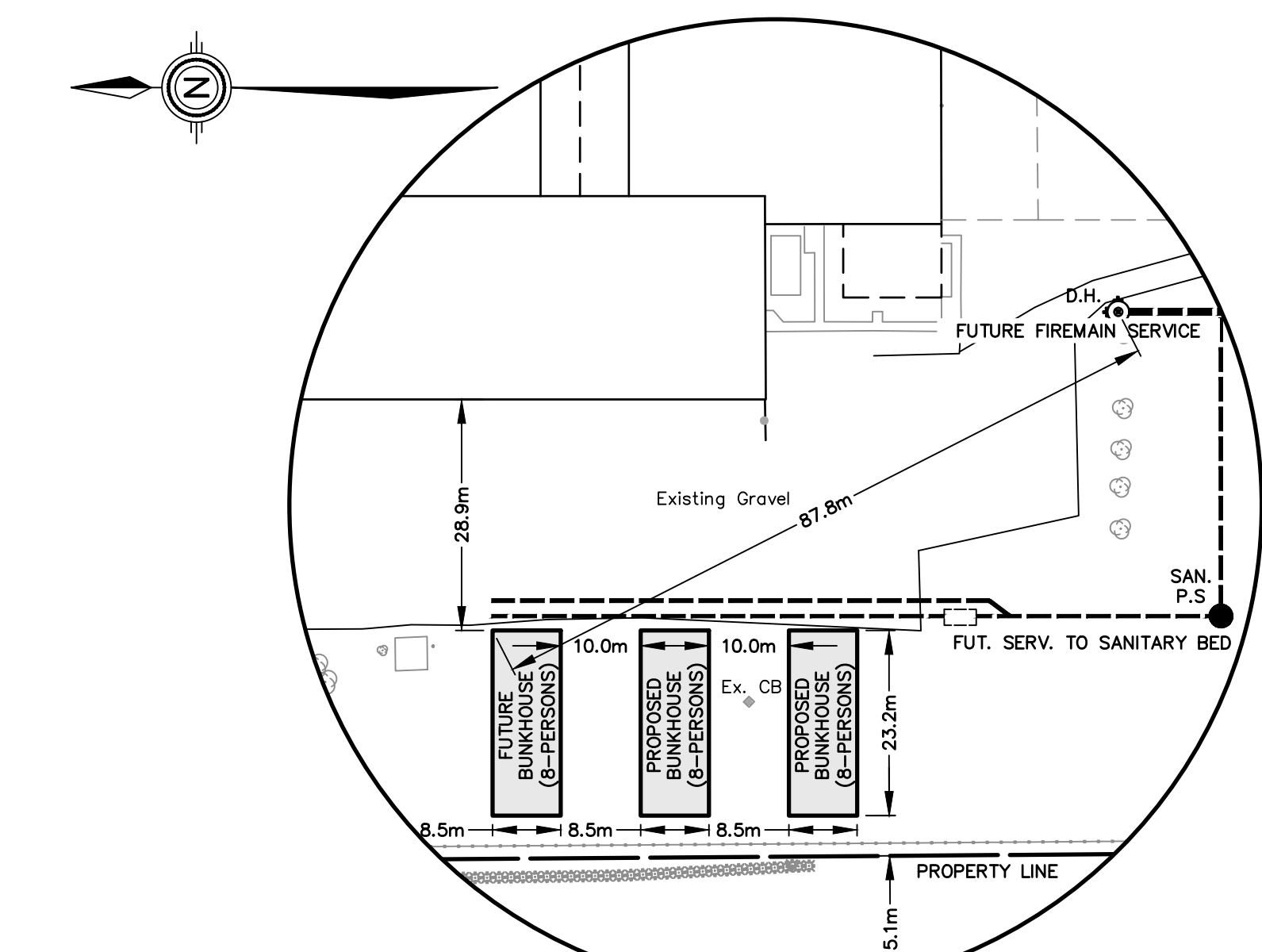
Peralta Engineering
NJ. Peralta Engineering Ltd.
Consulting Engineers
45 Division Street North P: 519-733-6587
Kingsville, ON F: 519-733-6588
N9Y 1E1 Canada peraltaindustrial.com

PRELIMINARY FOR APPROVAL

CLIENT/PROJECT/ADDRESS
**MIKE ARTS GREENHOUSE
INTEGRAL FARMS HOLDINGS INC.**
**INTEGRAL FARMS
GREENHOUSE SITE
DRAINAGE EVALUATION**
8157 INADALE DRIVE,
STRATHROY-CARADOC, ONTARIO

SHEET TITLE
EXISTING SITE PLAN

DESIGNED BY:	H.C.M.	DATE:	MAY 25, 2023
DRAWN BY:	R.M.U. / A.A.A.	SCALE:	AS SHOWN
SHEET:	1	OF:	2
PROJECT No.:	E23-048		

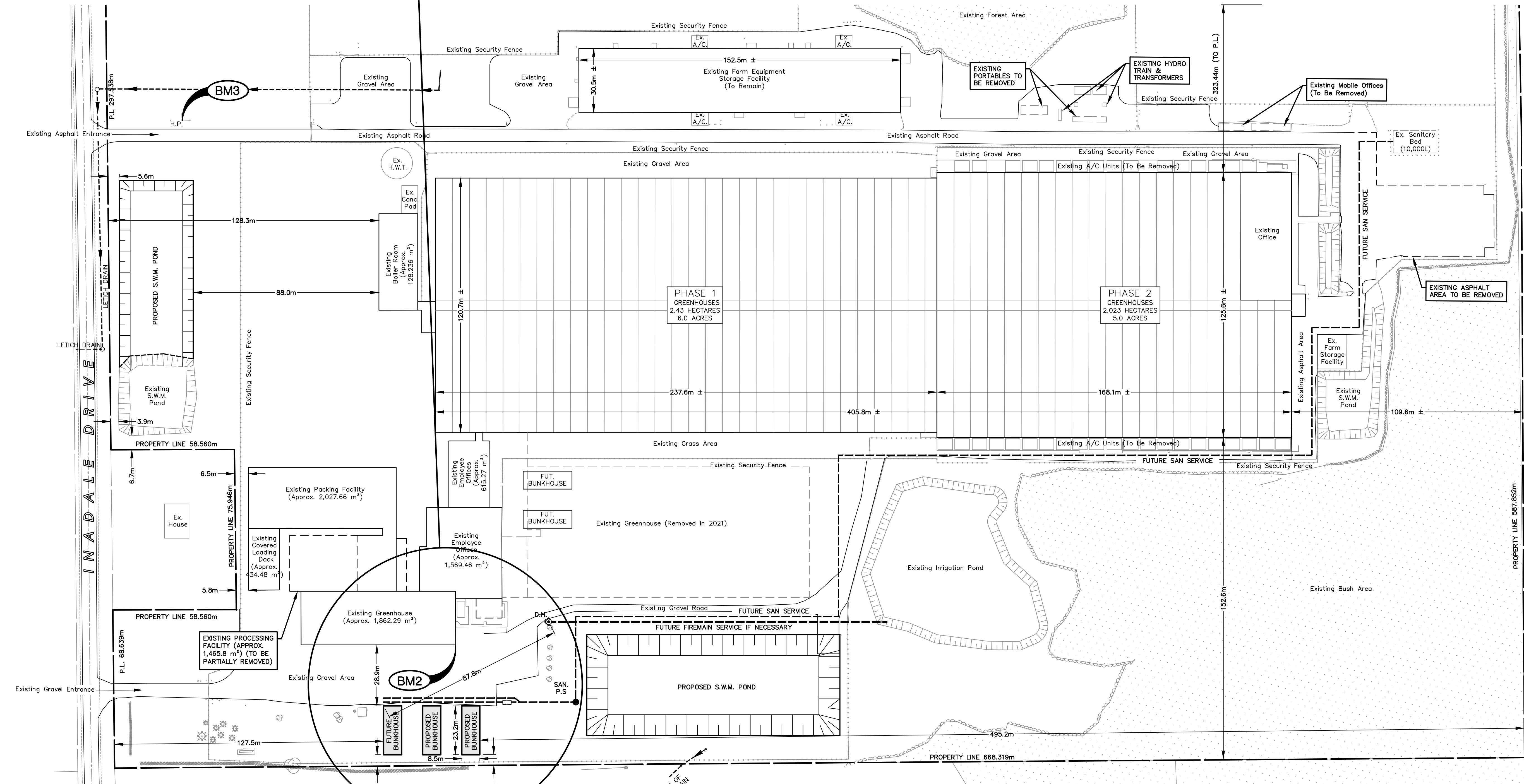


SANITARY DESIGN:

PROPOSED BUILD

NUMBER OF EMPLOYEES:	9 x 75L/DAY = 675 L/DAY
NUMBER OF EMPLOYEES (BUNKHOUSE):	16 x 250L/DAY = 4000 L/DAY
NUMBER OF LOADING DOCKS:	3 x 150L/DAY = 450 L/DAY
FUTURE EMPLOYEES (BUNKHOUSE):	16 x 250L/DAY = 4000 L/DAY
TOTAL	9,125 L/DAY

PLAN DETAIL
Scale = 1:750



PROPOSED SITE PLAN
Scale = 1:1000

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FOR REVIEW	H.C.M.	2023/07/13
FOR REVIEW	H.C.M.	2023/08/14
OWNER REVIEW	H.C.M.	2023/08/09
ISSUED FOR:	BY:	YYYY/MM/DD

Peralta Engineering
NJ, Peralta Engineering Ltd.
Consulting Engineers
45 Division Street North P: 519-733-6587
Kingsville, ON F: 519-733-6588
N9Y 1E1, Canada peraltaengineering.com

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GREENHOUSE SITE
DRAINAGE EVALUATION**
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STRATHROY-CARADOC, ONTARIO

SHEET TITLE
PROPOSED SITE PLAN

DESIGNED BY:	H.C.M.	DATE:	MAY 25, 2023
DRAWN BY:	R.M.U. / A.A.A.	SCALE:	AS SHOWN
SHEET:	2	OF:	2
PROJECT No.:	E23-048		